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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, PLANNER II *NW*
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 4, 2014

SUBJECT:

A. GP14-07: REQUEST FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND ELLIOT ROAD FROM 9.1 ACRES OF COMMUNITY COMMERCIAL (CC) AND 9.5 ACRES OF NEIGHBORHOOD OFFICE (NO) TO RESIDENTIAL > 3.5 - 5 DU/AC LAND USE CLASSIFICATION; AND

B. Z14-14: REQUEST TO REZONE APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND ELLIOT ROAD FROM 9.1 ACRES OF COMMUNITY COMMERCIAL (CC) ZONING DISTRICT AND 9.5 ACRES OF NEIGHBORHOOD OFFICE (NO) ZONING DISTRICT TO 18.6 ACRES OF SINGLE FAMILY RESIDENTIAL DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.

STRATEGIC INITIATIVE:

Community Livability

To allow the development of a 78 lot residential subdivision compatible with the current surrounding uses.

RECOMMENDED MOTION**NO MOTION REQUESTED****APPLICANT/OWNER**

Company: Withey Morris PLC
Name: Adam Baugh
Address: 2525 E. Arizona Biltmore, A-212
Phoenix, AZ 85016
Phone: 602-230-0600
Email: adam@witheymorris.com

Company: Elliot & McQueen LLC
Name: Wendell Beck
Address: 480-229-7177
Mesa, AZ 85213
Phone: 480-229-7177
Email: N/A

BACKGROUND/DISCUSSION**History***Date**Action**August 3, 2004*

The Town Council adopted Resolution No. 2517 (GP04-03) and Ordinance No. 1880 (Z04-03) and amended the land use classification and rezoned approximately 25 acres including the 18.6 acre subject site from a combination of Residential > 5-8 DU/Acre and Residential > 3.5 – 5 DU/Acre to a combination of Neighborhood Office (NO) and Community Commercial (CC) land use classifications; and rezoned the subject site from Agricultural (AG) and Neighborhood Convenience Commercial (NCC) to Neighborhood Office/ Service (NS) and Neighborhood Commercial (NC).

May 22, 2007

The Town Council adopted Ordinance No. 1960 (Z07-41) rezoning approximately 21 acres including the subject site to Community Commercial (CC) and Neighborhood Office (NO) zoning district

Overview

The applicant is requesting to rezone the 18.6 acre subject site to Single Family-Detached (SF-D) with a Planned Area Development (PAD) to create a 78 lot residential subdivision with a minimum lot size of 50' x 100' (5,000 sq. ft.). Staff notes that the proposed Enclave at North Shore PAD rezoning consists of a infill parcel in the Town of Gilbert and is located on an unusually shaped vacant property. The applicant is also requesting deviations from the Land

Development Code (LDC) in an effort to reduce the intensity of the site adjacent to the existing residentially zoned parcels to the north and the east. The proposed deviations include limiting the maximum building height, and increasing setbacks and lot sizes, as noted below in the Site Development Standards Table below.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 3.5-5 DU/Acre	Single Family – Detached (SF-D) PAD	Villages at North Shore subdivision
South	Community Commercial (CC)	Community Commercial (CC)	Existing McDonalds, retail and office, in addition to vacant/developed commercial/office development
East	Residential > 3.5-5 DU/Acre	Single Family – Detached (SF-D) PAD	Villages at North Shore subdivision
West	Community Commercial (CC)	Community Commercial (CC)	Undeveloped Commercial
Site	Community Commercial (CC) and Neighborhood Office (NO)	Community Commercial (CC) and Neighborhood Office (NO)	Undeveloped

Site Development Standards:

	LDC Conventional	Proposed Development for The Enclaves at North Shore (Z14-14)
Zoning District:	SF-D	SF-D PAD
Number of Lots/ Density	N/A	78 lots (Density – 4.52 DU/ Acre)
Minimum Lot Area (sq. ft.)	3,000 sq. ft.	5,000 sq. ft.
Minimum Lot Dimensions (ft.)	N/A	50' x 100'
Maximum Height (ft.)/Stories	36'/ 3-stories	30'/ 2-stories

Setbacks:		
Front Yard	10'	10'
Side Yard	0' / 5'	5' / 10'
Rear Yard	10'	10'
Lot Coverage	60% single story 50% two/ three-story	60% single story 50% two/ three-story

LAND USE AND REZONING

The rezoning proposes to develop a residential subdivision within the mature and more developed portion of the northwestern part of the Town of Gilbert, and will offer enlarged lots from what is required under the conventional SF-D zoning district (5,000 sq. ft. minimum). The requested change in land use designation on the subject site (Residential > 3.5-5 DU/ Acre) will be compatible with the surrounding residential subdivision parcels. The request is for 78 residential lots on an overall 18.6 acre site with a land use density of 4.52 DU/ Acre.

The main access to the subject site would be via Elliot Road, directly across from Islands Drive to the south that provides access to the Oasis at The Islands shopping center and the Islands Patio Homes subdivision. The proposed Development Plan for The Enclave at North Shore utilizes a total of two (2) access points with a secondary access point to McQueen Road. The proposed subdivision planned to be gated. The proposed Development Plan will also continue to provide access to the future (partially developed) Tierra Office Park to the south and west of the subject site. This cross access was part of the original intent and provides access for the future commercial uses to the traffic signal at Islands Drive. The overall development is now being applied for in an effort to infill the subject site after many years of being undeveloped and to provide for compatibility to the existing residential subdivision to the north and east. Landscape buffers and open space are proposed to be located along both Elliot and McQueen Roads with an overall provision for 16.9% open space (net) for the subject site.

Staff requests input from the Planning Commission on the Development Plan for The Enclave at North Shore PAD.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on May 14, 2014. Comments included access and improvements to the site, building heights, setbacks, infrastructure improvements, access and circulations, 2-story home maximums, and the relationship to the Villages at North Shore subdivision to the east and north.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'N. Williams', is positioned above the printed name.

Nathan Williams
Planner II

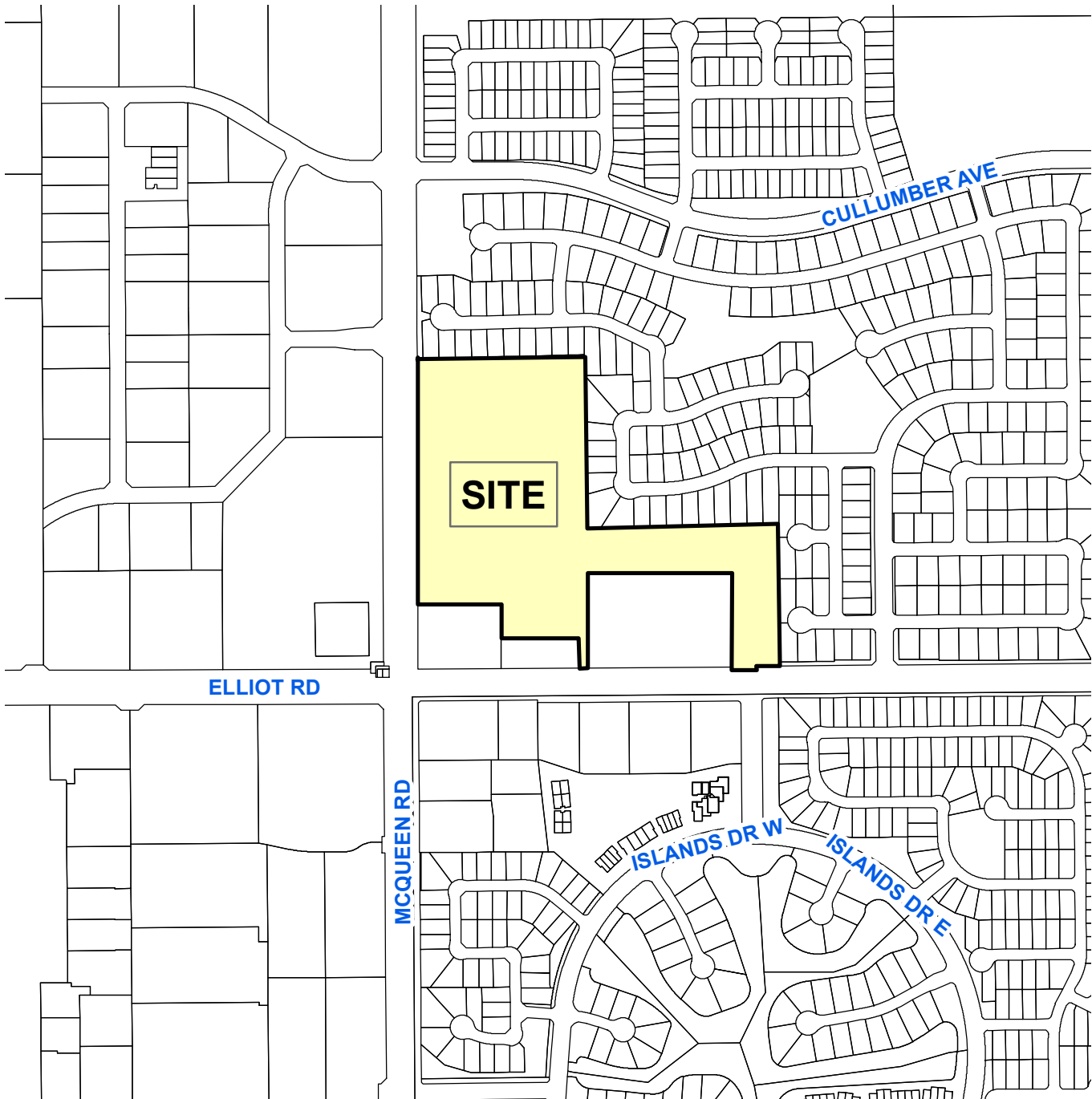
Attachments:

1. Vicinity Map
2. Aerial
3. Development Plan, Zoning Exhibit and Land Use Exhibit (3 pages)

GP14-07 & Z14-14

Vicinity Map

SITE LOCATION:

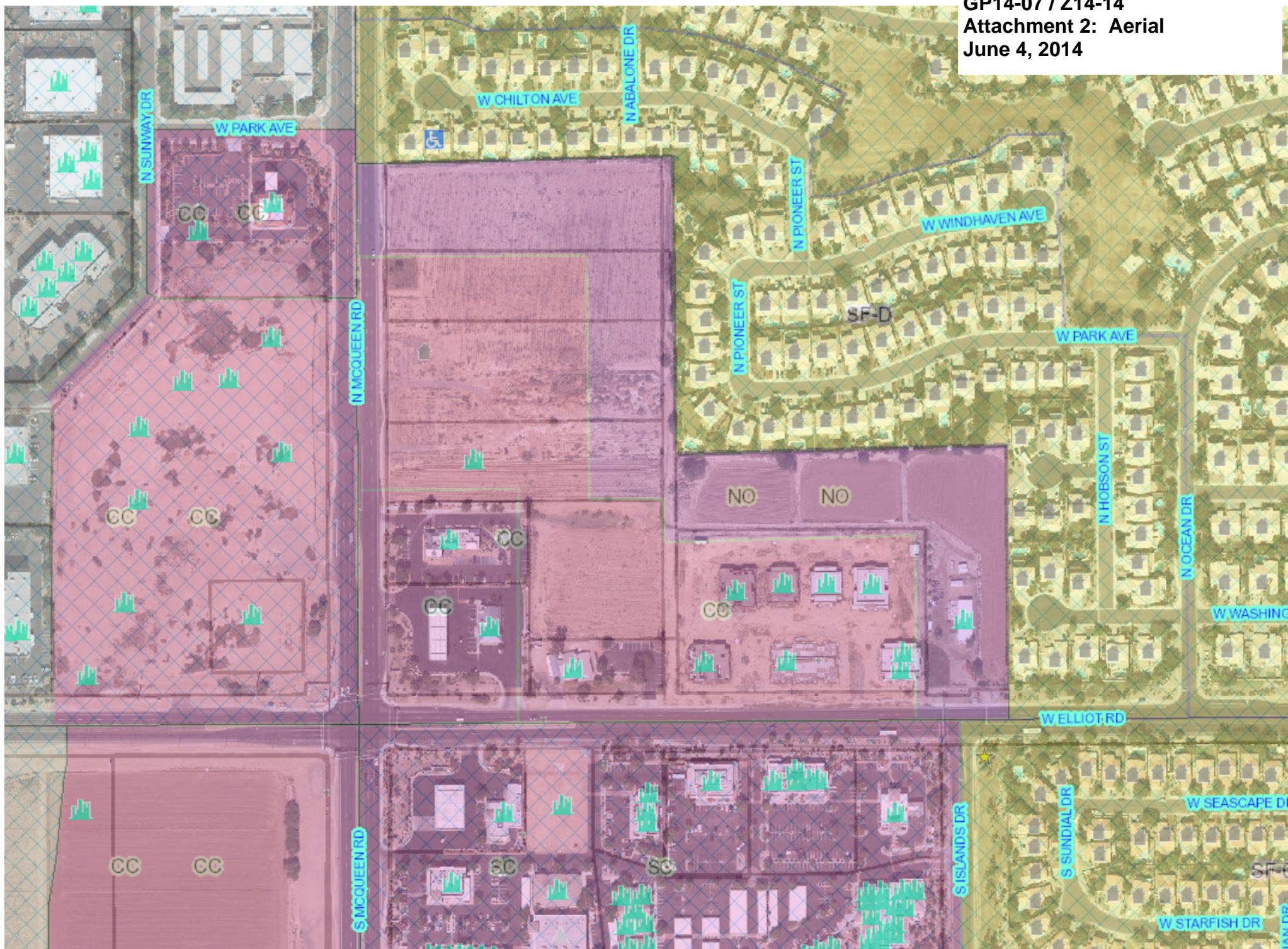


JURISDICTION

 GILBERT

0 237.5 475 950 Feet





E 1/4 COR
SEC 11
T1S, R5E
FD BCF

1415.31'(C)

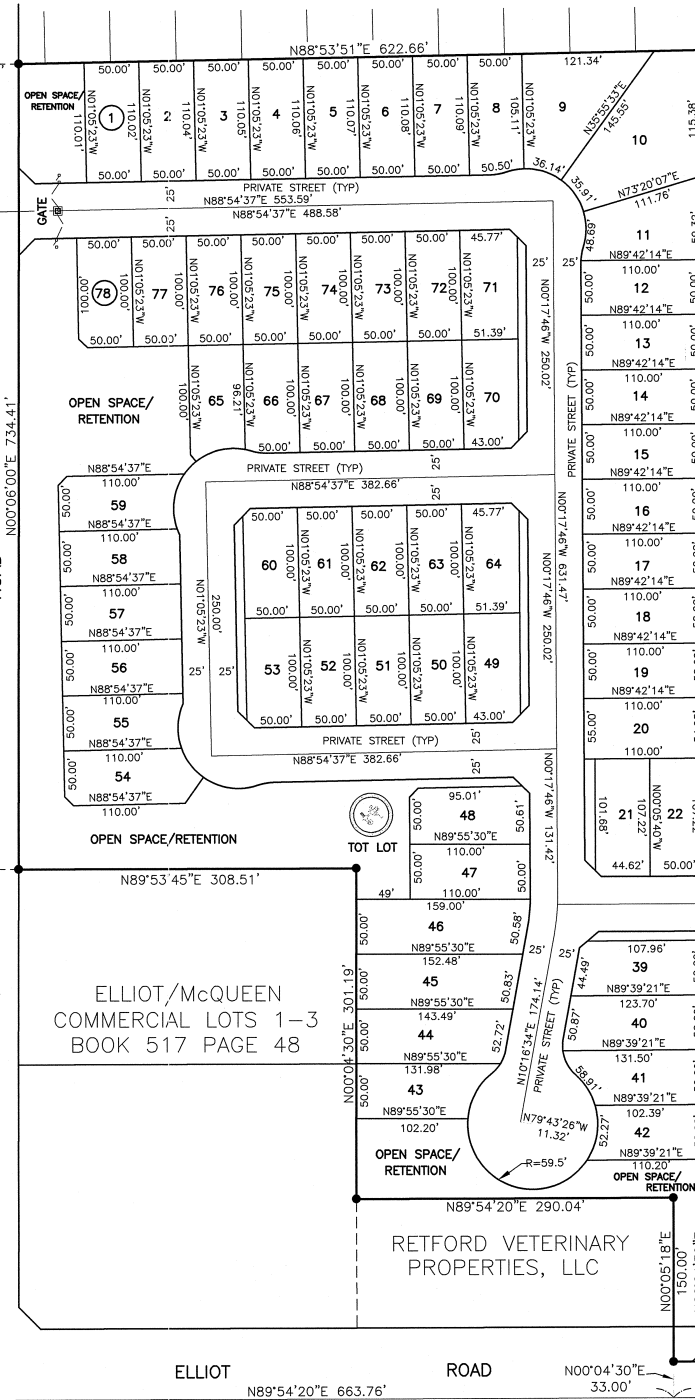
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NO0°06'00"E 2632.73'

NO0°06'00"E 484.13'

SW COR
SEC 11
T1S, R5E
FD BCHH

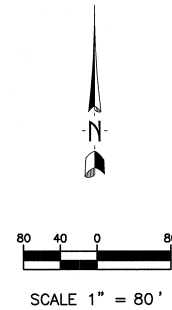
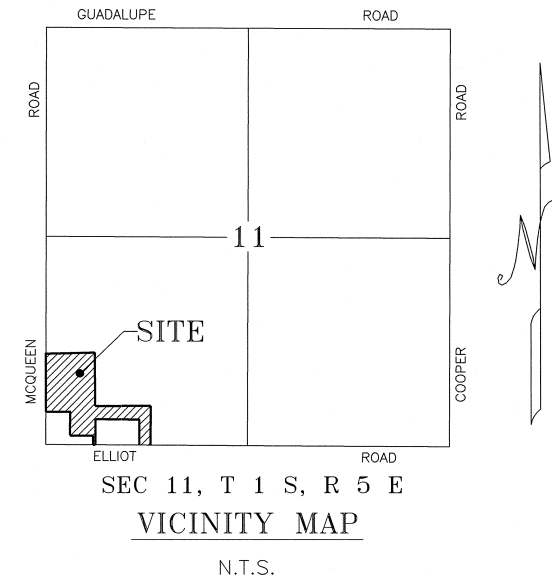
VILLAGES AT NORTH SHORE BOOK 380 PAGE 35



E 1/4 COR
SEC 11
T1S, R5E
FD BCF

ENCLAVE AT NORTH SHORE

A PORTION OF THE SW 1/4, SECTION 11, T. 1 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



EXISTING ZONING
SINGLE FAMILY DETACHED (SF-D)

EXISTING ZONING
COMMUNITY COMMERCIAL(CC),
NEIGHBORHOOD OFFICE (NO)

PROPOSED ZONING
SINGLE FAMILY DETACHED (SF-D)
18.58 GROSS ACRES

EXISTING ZONING
SINGLE FAMILY DETACHED (SF-D)

EXISTING ZONING
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING
SINGLE FAMILY DETACHED (SF-D)

PROJECT DATA

SITE AREA: 18.58 GROSS ACRES
17.24 NET ACRES
CURRENT ZONING: NO-9.51 GROSS ACRES (51% SITE)
8.99 NET ACRES (52% SITE)
CC-9.07 GROSS ACRES (49% SITE)
8.25 NET ACRES (48% SITE)
PROPOSED ZONING: SF-D PAD (100% SITE)
CURRENT GENERAL PLAN: NO & CC
PROPOSED GENERAL PLAN: RESIDENTIAL >3.5-5 DU/AC
78 LOTS: 50'x100' MINIMUM
DENSITY: 4.52 LOTS/NET ACRE
OPEN SPACE: 2.92 ACRES
16.9% NET SITE

SW COR
SEC 11
T1S, R5E
FD BCHH

S 1/4 COR
SEC 11
T1S, R5E
FD BCHH

DEVELOPER
FALCON POINTE GROUP, LLC
2733 N. POWER ROAD #102-613
MESA, ARIZONA 85215
CONTACT: WENDELL BECK
PHONE: (480) 807-0527
FAX: (480) 807-0529

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

ZONING EXHIBIT
ENCLAVE AT NORTH SHORE
NEC McQUEEN & ELLIOT ROADS



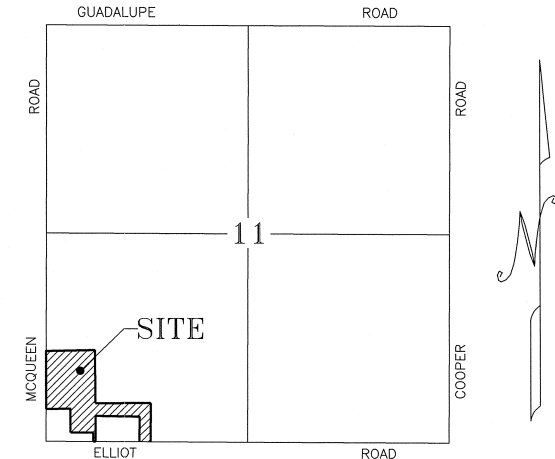
Revised
04-29-14
05-01-14

Date
04-28-14
As-Built
Job No.
130411

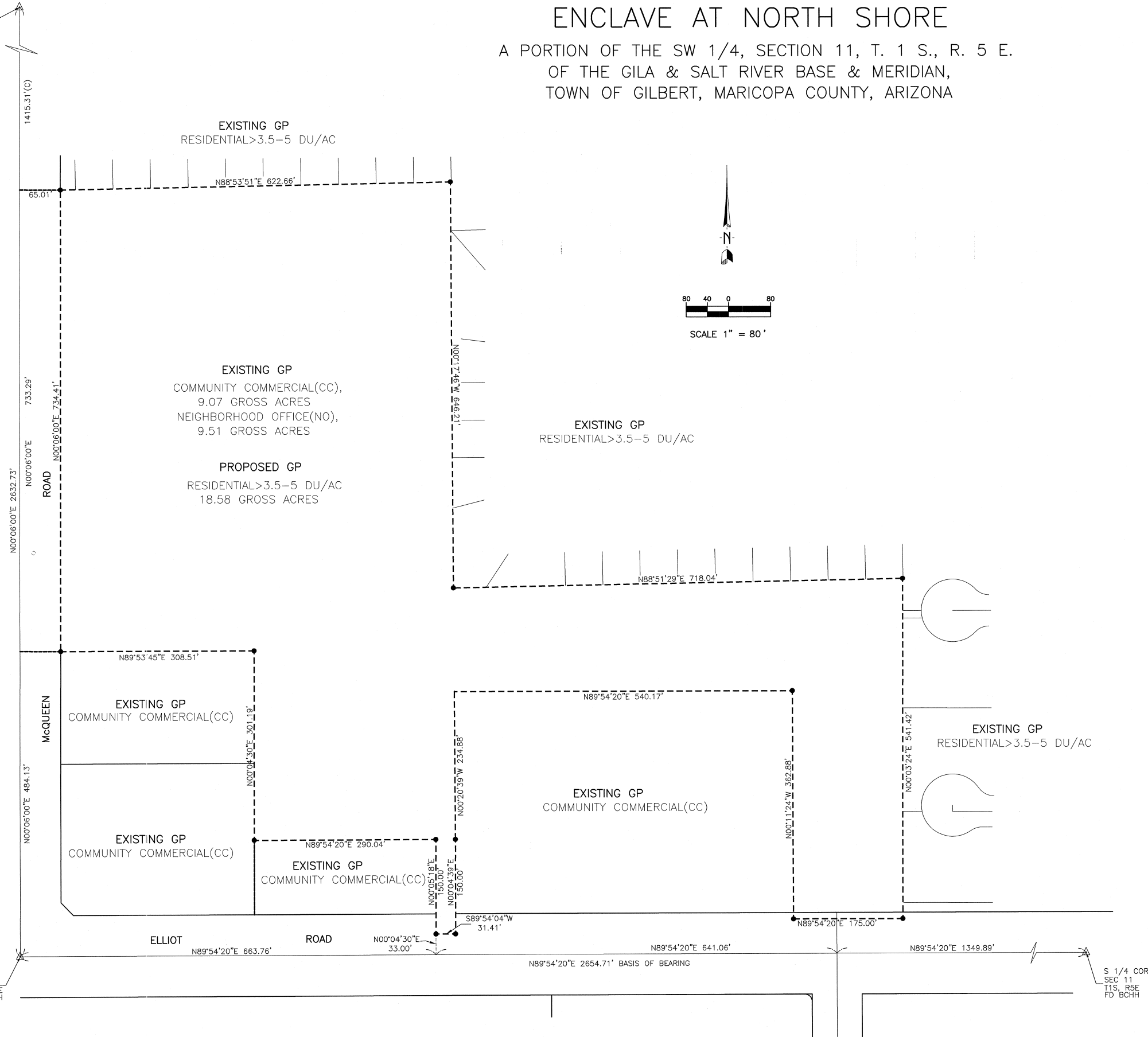
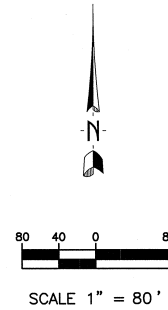
E 1/4 COR
SEC 11
T1S, R5E
FD BCF

ENCLAVE AT NORTH SHORE

A PORTION OF THE SW 1/4, SECTION 11, T. 1 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



SEC 11, T 1 S, R 5 E
VICINITY MAP
N.T.S.



SITE DATA

79 LOTS:	50'x100' MINIMUM
SITE AREA:	18.58 GROSS ACRES
	17.24 NET ACRES
DENSITY:	4.25 LOTS/GROSS ACRE
OPEN SPACE:	2.92 ACRES
	16.9% NET SITE
CURRENT GP:	CC-9.07 GROSS ACRE(48.8%)
	NO-9.51 GROSS ACRE(51.2%)
PROPOSED GP:	RES. 3.5-5DU/AC
	18.58 GROSS ACRE(100%)

SW COR
SEC 11
T1S, R5E
FD BCF

S 1/4 COR
SEC 11
T1S, R5E
FD BCF